

USELESS BAY COLONY DIVISION 18

LONG PLAT No. PLP 371/05.R32918-502-0900,
S8340-17-00999-0

AN ALTERATION TO

LONG PLAT No. 003/93.R32918-455-0820

DATE February 12, 2007

LEGAL DESCRIPTION

THAT PORTION OF GOVERNMENT LOT 1, SECTION 18, TOWNSHIP 29 NORTH, RANGE 3 EAST, W.M., BEING A PARCEL OF LAND LYING NORTH OF TRACT 999 OF THE PLAT OF USELESS BAY COLONY, DIVISION 17, AS RECORDED IN VOLUME 13 OF PLATS, PAGES 158 AND 159, RECORDS OF ISLAND COUNTY, WASHINGTON AND SOUTHERLY OF THE NEW SECONDARY STATE HIGHWAY 1-D (S.R. 525), AND LYING WEST OF LOTS 44 AND 45 OF USELESS BAY BEACH AND COUNTRY CLUB DIVISION 10 AS RECORDED IN VOLUME 10 OF PLATS, PAGES 72, 73, 74 AND 75, RECORDS OF ISLAND COUNTY WASHINGTON, AND EASTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE NORTHEAST CORNER OF TRACT 997 OF USELESS BAY COLONY DIVISION 17, AS RECORDED IN VOLUME 13 OF PLATS, PAGES 158 AND 159, RECORDS OF ISLAND COUNTY, WASHINGTON;

THENCE NORTH 45°16'08" EAST A DISTANCE OF 34.22 FEET; THENCE NORTH 12°57'39" EAST A DISTANCE OF 37.20 FEET; THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 34°49'13", A RADIUS OF 123.14 FEET FOR A DISTANCE OF 74.83 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF HIGHWAY 525, AND THE TERMINUS OF THIS LINE.

TOGETHER WITH TRACT 989, PLAT OF USELESS BAY COLONY DIVISION 17, AS RECORDED IF VOLUME 13, OF LONG PLATS, PAGES 158-159, RECORDS OF ISLAND COUNTY, WASHINGTON.

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF SAN JUAN)SS

THIS IS TO CERTIFY THAT ON THIS 1 DAY OF February, 2007 BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED, PERSONALLY APPEARED Charles D. Bowman, RESPECTIVELY OF Whidbey Island, Baitic

A WASHINGTON CORPORATION, THAT THEY EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT THEY ARE AUTHORIZED TO EXECUTE SAID INSTRUMENT.

Charles D. Bowman
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT 4194073

MY APPOINTMENT EXPIRES 9-5-09
STATE OF WASHINGTON)
COUNTY OF ISLAND)

ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF ISLAND)

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT he IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT SAID PERSON WAS AUTHORIZED TO SIGN THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE SAID PERSON'S FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DIED THIS 1 DAY OF February 2007,
Charles D. Bowman
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,
RESIDING AT 4194073

MY APPOINTMENT EXPIRES 9-5-09
STATE OF WASHINGTON)
COUNTY OF ISLAND)

OWNER'S CONSENT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED SUBVIDER(S) HEREBY CERTIFIES THAT THIS PLAT IS MADE AS THEIR FREE AND VOLUNTARY ACT AND DEED.

OWNER'S NAME (MANAGER) Charles D. Bowman
OWNER'S SIGNATURE [Signature]

MORTGAGE OR LIEN HOLDER'S SIGNATURE Island Bank

DIRECTOR'S APPROVAL CERTIFICATE

THIS PLAT CONFORMS TO THE REQUIREMENTS OF SUBDIVISIONS AS ESTABLISHED BY CHAPTER 16.06 OF THE ISLAND COUNTY CODE AND IS HEREBY APPROVED THIS 12 DAY OF February 2007.

Phil Barke
PHIL BARKE, DIRECTOR

ENGINEER'S APPROVAL CERTIFICATE

EXAMINED AND APPROVED IN ACCORDANCE WITH RCW 18.17.160(1) AND CHAPTER 11.01, ISLAND COUNTY CODE, THIS 12 DAY OF February 2007.

William E. Oakes
WILLIAM E. OAKES, ISLAND COUNTY ENGINEER

SURVEYOR'S CERTIFICATE

THIS PLAT CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF ISLAND COUNTY AND WASHINGTON STATE SURVEY RECORDING ACT IN THE MONTH OF February, 2007.

Shirley A. [Signature]
REGISTERED LAND SURVEYOR
LICENSE NO. 28414

TREASURER'S CERTIFICATE

ALL TAXES LEVIED WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, INCLUDING TAXES FOR THE CURRENT YEAR, 2007.

James Williams
ISLAND COUNTY TREASURER

AUDITORS CERTIFICATE

FILED FOR RECORD THIS 12 DAY OF February, 2007, AT 1:59 P.M., IN VOLUME 13 OF LONG PLATS, PAGE 324, UNDER AUDITOR'S FILE NO. 449074, RECORDS OF ISLAND COUNTY, WASHINGTON, AT THE REQUEST OF THE ISLAND COUNTY.

Stephen [Signature]
ISLAND COUNTY AUDITOR

BOARD OF COUNTY COMMISSIONER'S APPROVAL CERTIFICATE

THIS PLAT CONFORMS TO THE REQUIREMENTS OF SUBDIVISIONS AS ESTABLISHED BY CHAPTER 16.06 OF THE ISLAND COUNTY CODE AND IS HEREBY APPROVED THIS 12 DAY OF February, 2007.

Mike Shelton
MIKE SHELTON, COMMISSIONER, CHAIRMAN

Mac McDowell
MAC MCDOWELL, COMMISSIONER

John Dean
JOHN DEAN, COMMISSIONER

Elaine Muller
CLERK OF THE BOARD

SURVEY REFERENCES

PLAT OF USELESS BAY COLONY DIVISION 17, AS RECORDED IN VOLUME 13, OF LONG PLATS, PAGES 158-159, RECORDS OF ISLAND COUNTY, WASHINGTON.

PLAT OF USELESS BAY BEACH AND COUNTRY CLUB DIVISION NUMBER 10, AS RECORDED IN VOLUME 10, OF PLATS, PAGES 72-75, RECORDS OF ISLAND COUNTY, WASHINGTON.

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, THE UNDERSIGNED, OWNERS IN FEE SIMPLE OF THE LAND HEREIN DESCRIBED, HEREBY DECLARE THIS LONG PLAT, AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT, AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PRIVATE ROADS. WE ALSO DEDICATE TO USELESS BAY COLONY, INC., ALL STREETS, AVENUES, AND DRIVES AS SHOWN ON THE LONG PLAT. ALSO A DRAINAGE EASEMENT ALONG THE WEST & NORTH BOUNDARY OF LOT 10 AS SHOWN HEREON. ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES, CUTS AND FILLS IN THE REASONABLE ORIGINAL GRADING OF THE ROADS SHOWN HEREON. ALSO THE RIGHT TO DRAIN SAID PRIVATE ROADS OVER AND ACROSS ANY LOT, LOTS AND/OR TRACTS WHERE WATER MAY TAKE A NATURAL COURSE AFTER THE ORIGINAL GRADING. WE HEREBY DEDICATE TO BAYVIEW BEACH WATER DISTRICT A UTILITY EASEMENT OVER, UNDER, ACROSS & UPON TRACTS A & B SHOWN HEREON. GRANTED HEREBY IS A WAIVER OF ALL CLAIMS FOR DAMAGES AGAINST ISLAND COUNTY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND WITHIN THE LONG PLAT BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID PRIVATE ROADS.

EASEMENT PROVISIONS

NON-EXCLUSIVE EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO WHIDBEY TELEPHONE COMPANY, PUGET SOUND ENERGY COMPANY, COMCAST CABLE OF WASHINGTON, INC., AND BAYVIEW BEACH WATER SYSTEM AND THEIR SUCCESSORS AND ASSIGNS UNDER AND UPON ALL ROADS AND STREETS AS SHOWN HEREON, UNDER AND UPON THE EXTERIOR TEN FEET IN WIDTH PARALLEL WITH THE ROAD AND THE STREET FRONTAGE OF ALL LOTS AND TRACTS SHOWN HEREON, AND UNDER AND UPON ALL OTHER UTILITY EASEMENTS, IF ANY SHOWN HEREON, IN WHICH TO INSTALL, LAY, CONSTRUCT, REPAIR, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPE AND WIRES AND ASSOCIATED FACILITIES AND APPURTENANCES FOR THE PURPOSE OF SERVING THE DEVELOPMENT AND THE PROPERTY WITH ELECTRIC, TELECOMMUNICATIONS AND OTHER COMMUNICATIONS SERVICES, WATER SERVICES, CABLE TV SERVICES AND OTHER UTILITY SERVICES, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES STATED HEREIN.

ADDITIONALLY NON-EXCLUSIVE EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO WHIDBEY TELEPHONE COMPANY UNDER AND UPON ALL OTHER PORTIONS OF ALL LOTS AND TRACTS SHOWN HEREON FOR THE AFORESAID USES AND PURPOSES. PROVIDED THAT ANY AND ALL CONDUITS, CABLES, PIPES AND WIRES AND ASSOCIATED FACILITIES AND APPURTENANCES INSTALLED, Laid OR CONSTRUCTED PURSUANT TO THE EASEMENTS RESERVED AND GRANTED BY THIS PARAGRAPH SHALL BE LOCATED AS STAKED AND AGREED UPON BY WHIDBEY TELEPHONE COMPANY (OR ITS SUCCESSOR OR ASSIGN) AND THE RESPECTIVE OWNER(S) OF SAID LOT(S) AND/OR TRACT(S) UPON WHICH THE SAME ARE TO BE INSTALLED, Laid OR CONSTRUCTED, OR ANY OF THEM.

RESTRICTIONS

- 1) DIRECT VEHICULAR ACCESS FROM ALL 10 LOTS IS RESTRICTED TO CAMBRIDGE COURT AND ITS SINGLE ACCESS POINT ONTO MACDONALD DRIVE SHOWN HEREON.
- 2) NO BLOCKING, DIVERTING, OR OTHER ALTERATION OF EXISTING, NATURAL, OR APPROVED MAN-MADE DRAINAGE WAYS IS PERMITTED WITHOUT THE PRIOR APPROVAL OF THE ISLAND COUNTY ENGINEERING DEPARTMENT.
- 3) LOT SIZE AVERAGING WAS USED IN ACCORDANCE WITH CHAPTER 17.03.070 TO CREATE LOTS THAT ARE SMALLER THAN THE REQUIRED MINIMUM LOT SIZE. NO LOTS IN THIS SUBDIVISION MAY BE FURTHER DIVIDED.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE PLAT OF USELESS BAY COLONY DIVISION 17, AS RECORDED IN VOLUME 13, OF LONG PLATS, PAGES 158-159, RECORDS OF ISLAND COUNTY, WASHINGTON.

EQUIPMENT AND PROCEDURES

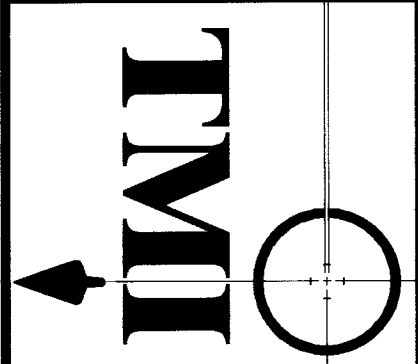
EQUIPMENT USED: ELECTRONIC TOTAL STATION
METHOD OF SURVEY: FIELD TRAVERSE

LONG PLAT AND LONG PLAT ALTERATION OF A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SEC. 18, TWP. 29 N., RNG. 3 E.,

Island County W.M.

Thatcher and Morrison Inc. Washington

FOR: HILLS DRIVE LLC.
SCALE: 1" = 50'
APPROVED BY: LST
DRAWN BY: DLG
F.B. No.
DRAWING No. 6737
SHEET 1 OF 3



LONG PLAT AND LONG PLAT ALTERATION OF A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SEC. 18, TWP. 29 N., RNG. 3 E.,
Island County
Thatcher and Morrison Inc. Washington
1796 Main Street, Suite 105
Frederick, Washington 98220
360-531-7293 FAX 360-531-7294

USELESS BAY COLONY DIVISION 18

LONG PLAT No. PLP 371/05.R32918-502-0900,
S8340-17-00999-0
AN ALTERATION TO
LONG PLAT No. 003/93.R32918-455-0820

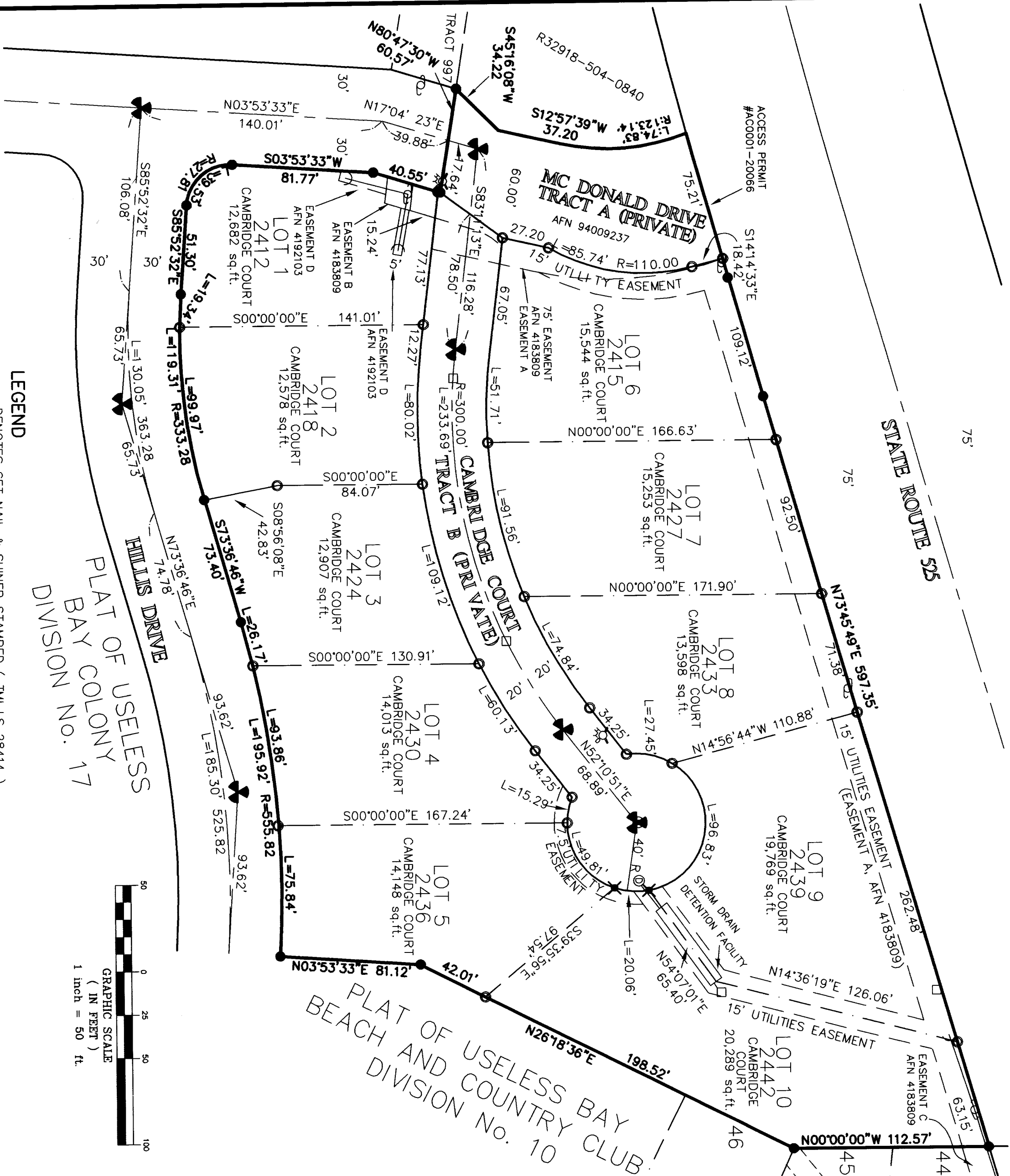
DATE February 12, 2007

NOTES

- 1) PRIOR TO BUILDING PERMIT ISSUANCE, THE FOLLOWING REQUIREMENTS MUST BE MET:
 - A) A WATER AVAILABILITY VERIFICATION FORM MUST BE APPROVED BY THE ISLAND COUNTY HEALTH DEPARTMENT.
 - B) A PERMIT FOR A SEWAGE DISPOSAL SYSTEM MUST BE ISSUED BY THE ISLAND COUNTY HEALTH DEPARTMENT.
- 2) ISLAND COUNTY HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE PRIVATE ROADS CONTAINED WITHIN OR PRIVATE ROADS PROVIDING ACCESS TO THE PROPERTY DESCRIBED IN THIS DEVELOPMENT. THE RESPONSIBILITY FOR MAINTENANCE OF THE PRIVATE ROADS AND THEIR ASSOCIATED DRAINAGE SYSTEM IS THE RESPONSIBILITY OF THE USELESS BAY COLONY INC.
- 3) DEVELOPMENT OF EACH PARCEL SHALL EMPLOY ADEQUATE EROSION AND SEDIMENTATION CONTROL BMPs TO PREVENT TRANSPORT OF SEDIMENT INTO THE SITES STORMWATER DETENTION SYSTEM.
- 4) OLD STATE HIGHWAY 1-D AND ITS ASSOCIATED EASEMENTS HAVE BEEN VACATED.
- 5) ALL LOTS ARE SUBJECT TO COVENANTS, CODES AND RESTRICTIONS AS RECORDED UNDER AFN #s 4194075 + 4194076

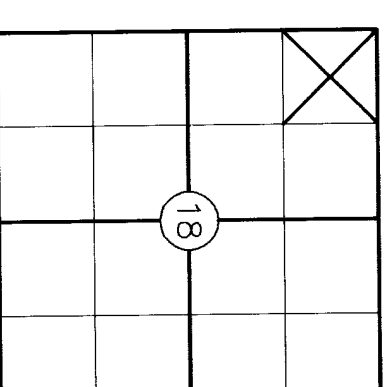
EASEMENTS AND RELATED DOCUMENTS

- 1) AFN 4183809 AND 4192103 EASEMENTS TO PUGET SOUND ENERGY, SHOWN HEREON AS EASEMENT A, B, C & D; SAID EASEMENTS ARE AFFECTING THIS PARCEL.
- 2) THE PLAT IS AFFECTED BY THE FOLLOWING AUDITORS FILE NUMBERS: 4173707, 190672, 219936, 380101, 325514, 395471, 90022601, 4192289 AND 4192290



LEGEND

- DENOTES SET NAIL & SHINER STAMPED (TMI LS 28414) INSCRIBED (LS #28414) SET THIS SURVEY.
- DENOTES REBAR OR IRON PIPE FOUND AND HELD AS NOTED.
- ✕ DENOTES SURFACE MONUMENT FOUND AND HELD AS NOTED.
- ✕ DENOTES EXISTING FIRE HYDRANT
- DENOTES STORM DRAIN CATCH BASIN
- ⊙ DENOTES STORM DRAIN MANHOLE

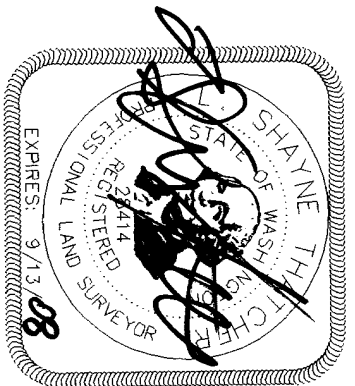


SEC. 18, TWP. 29 N., RNG. 3 E., W.M.

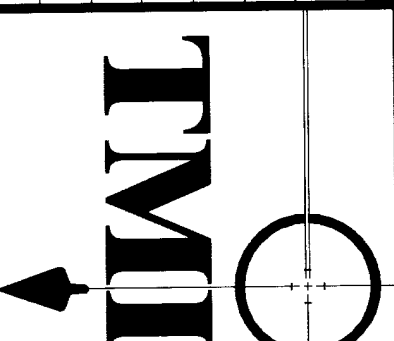
LONG PLAT AND LONG PLAT ALTERATION OF
A PORTION OF THE NW 1/4 OF THE NW
1/4 OF SEC. 18, TWP. 29 N., RNG. 3 E.,
W.M.

Thatcher and Morrison Inc.

P.O. Box 1011
1796 Main Street, Suite 105
Friedland, Washington 98239
360-331-7293 Fax 360-331-7394



FOR: HILLIS DRIVE LLC.
SCALE: 1" = 50'
APPROVED BY: LST
DRAWN BY: DLG
F.B. No.
DRAWING No. 6737



SHEET 2 OF 3

USELESS BAY COLONY DIV. 18
A PORTION OF THE N.W. 1/4, SEC. 18, T. 29N., R. 3E., W.M.
ISLAND COUNTY, WASHINGTON

LONG PLAT No. PLP 371/05.R32918-502-0900,
S8340-17-00999-0

AN ALTERATION TO
LONG PLAT No. 003/93.R32918-455-0820

DATE February 12, 2007

LEGAL DESCRIPTION

THAT PORTION OF GOVERNMENT LOTS 1 AND 2 IN SECTION 18, TOWNSHIP 29 NORTH, RANGE 3 EAST, W.M., IN ISLAND COUNTY, WASHINGTON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 18; THENCE SOUTH 01°30'30" WEST ALONG THE WEST LINE THEREOF A DISTANCE OF 531.64 FEET; THENCE SOUTH 80°57'21" EAST 219.62 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 09°02'39" EAST 39.39 FEET TO A POINT ON THE CENTERLINE OF VACATED STATE HIGHWAY 1-D; THENCE ALONG SAID LINE SOUTH 80°47'30" EAST 93.65 FEET; THENCE LEAVING SAID LINE SOUTH 01°30'30" WEST 12.66 FEET; THENCE SOUTH 88°29'30" EAST 85.00 FEET; THENCE NORTH 01°30'30" EAST 1.17 FEET TO A POINT ON SAID CENTERLINE; THENCE ALONG SAID CENTERLINE SOUTH 80°47'30" EAST 297.73 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 204.21 FEET; THENCE ALONG THE ARC OF SAID CURVE PASSING THROUGH A CENTRAL ANGLE OF 48°38'32" AN ARC DISTANCE OF 173.37 FEET; THENCE NORTH 50°33'58" EAST 310.13 FEET TO A POINT ON THE WEST LINE OF LOT 45, PLAT OF USELESS BAY BEACH AND COUNTRY CLUB DIVISION NO. 10; THENCE ALONG THE WESTERLY BOUNDARY OF SAID PLAT THE FOLLOWING COURSES: SOUTH A DISTANCE OF 15.93 FEET; SOUTH 26°41'53" WEST 240.53 FEET; SOUTH 03°53'33" WEST 261.11 FEET; SOUTH 76°43'16" EAST 69.82 FEET; SOUTH 35°49'49" EAST 28.00 FEET; SOUTH 47°10'40" WEST 206.41 FEET; SOUTH 41°36'36" WEST 203.30 FEET; SOUTH 10°00'29" EAST 86.31 FEET; SOUTH 27°58'40" EAST 86.16 FEET; THENCE LEAVING SAID WESTERLY BOUNDARY SOUTH 40°48'54" WEST 48.19 FEET; THENCE WEST A DISTANCE OF 182.84 FEET; THENCE NORTH A DISTANCE OF 157.42 FEET; THENCE SOUTH 76°05'12" WEST 85.00 FEET; THENCE SOUTH 11°35'52" EAST 144.76 FEET; THENCE SOUTH 76°36'02" WEST 179.05 FEET; THENCE SOUTH 27°40'00" EAST 63.22 FEET; THENCE SOUTH A DISTANCE OF 129.22 FEET; THENCE NORTH 27°40'00" WEST 243.48 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 216.92 FEET; THENCE ALONG THE ARC OF SAID CURVE PASSING THROUGH A CENTRAL ANGLE OF 50°32'41" AN ARC DISTANCE OF 191.36 FEET; THENCE SOUTH 01°30'30" WEST 38.49 FEET TO A POINT ON THE SOUTH LINE OF SAID GOVERNMENT LOT 1; THENCE NORTH 87°20'13" WEST ALONG SAID LINE 150.03 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF USELESS BAY ROAD; THENCE NORTH 01°30'30" EAST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 129.77 FEET TO A POINT OF CUSP OF A CURVE HAVING A RADIUS OF 25.00 FEET; A RADIAL LINE THROUGH SAID POINT BEARS NORTH 88°29'30" WEST; THENCE ALONG THE ARC OF SAID CURVE PASSING THROUGH A CENTRAL ANGLE OF 86°30'30" AN ARC DISTANCE OF 37.75 FEET; THENCE SOUTH 85°00'00" EAST 104.87 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 276.92 FEET; THENCE ALONG THE ARC OF SAID CURVE PASSING THROUGH A CENTRAL ANGLE OF 25°57'17" AN ARC DISTANCE OF 125.44 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET; THENCE ALONG THE ARC OF SAID CURVE PASSING THROUGH A CENTRAL ANGLE OF 109°33'44" AN ARC DISTANCE OF 47.81 FEET; THENCE NORTH 11°23'33" EAST 71.16 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 222.86 FEET; THENCE ALONG THE ARC OF SAID CURVE PASSING THROUGH A CENTRAL ANGLE OF 42°30'00" AN ARC DISTANCE OF 165.31 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 152.28 FEET; THENCE ALONG THE ARC OF SAID CURVE PASSING THROUGH A CENTRAL ANGLE OF 50°00'00" AN ARC DISTANCE OF 132.89 FEET; THENCE NORTH 03°53'33" EAST 321.02 FEET; THENCE NORTH 80°57'21" WEST 257.13 FEET TO THE TRUE POINT OF BEGINNING.

NOTES

1. THE PURPOSE OF THIS LONG PLAT ALTERATION IS TO CHANGE THE USE OF TRACT 999 FROM BEING A DRAINFIELD AREA FOR ADJACENT NON-RESIDENTIAL USES AS ESTABLISHED ON LONG PLAT 003/93 TO THAT OF A RESIDENTIAL USE.
2. ISLAND COUNTY IS NOT RESPONSIBLE FOR THE ENFORCEMENT OF PRIVATE COVENANTS.
3. APPROVAL OF THE LONG SUBDIVISION ALTERATION DOES NOT GUARANTEE THE ISSUANCE OF SEWAGE DISPOSAL SYSTEM PERMITS.
4. ISLAND COUNTY HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THE PRIVATE ROADS CONTAINED WITHIN OR PRIVATE ROADS PROVIDING ACCESS TO THE PROPERTY DESCRIBED IN THIS DEVELOPMENT.
5. ALL UTILITY SYSTEMS WITHIN THIS LONG SUBDIVISION SHALL BE UNDERGROUND.

RESTRICTIONS

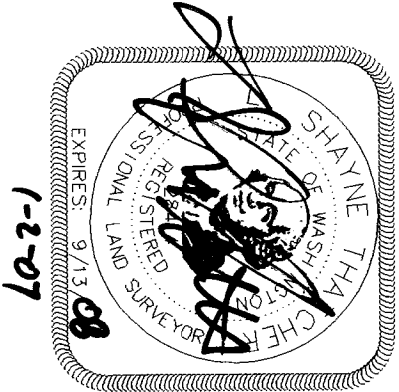
1. ALL LOTS, TRACTS OR PARCELS OF LAND EMBRACED IN THIS PLAT ARE SUBJECT TO AND SHALL BE SOLD ONLY UNDER THE DECLARATION OF PROTECTIVE RESTRICTIONS AS FILED IN VOLUME 724, PAGE(S) 482, AUDITOR'S FILE NUMBER 97004631 OF ISLAND COUNTY, WASHINGTON.
2. NO BLOCKING, DIVERTING OR OTHER ALTERATION OF EXISTING, NATURAL, OR APPROVED MAN-MADE DRAINAGE WAYS ARE PERMITTED WITHOUT PRIOR APPROVAL OF THE ISLAND COUNTY ENGINEERING DEPARTMENT.
3. ALL LOTS WITHIN THIS DEVELOPMENT ARE REQUIRED TO KEEP ALL WATER FROM ROOF DOWNSPOUTS AND DRIVEWAYS ON INDIVIDUAL LOTS VIA AN APPROVED INFILTRATION SYSTEM.

EASEMENT PROVISIONS

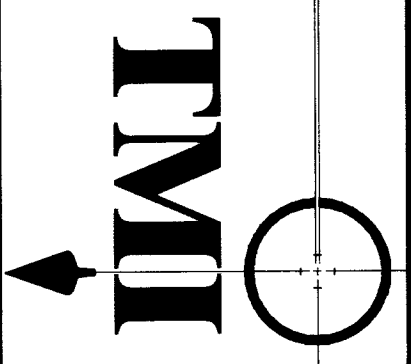
KNOW ALL PERSONS BY THESE PRESENTS THAT WE, THE UNDERSIGNED, OWNERS IN FEE SIMPLE OF TRACT 999 OF USELESS BAY COLONY DIV. 17 HEREIN DESCRIBED, HEREBY DECLARE THIS LONG PLAT ALTERATION, AND DEDICATE TO THE USE OF THE PUBLIC FOREVER, WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT, AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PRIVATE ROADS. WE ALSO DEDICATE TO USELESS BAY COLONY, INC., ALL STREETS, AVENUES, AND DRIVES AS SHOWN ON THE LONG PLAT, ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES, CUTS, AND FILLS IN THE REASONABLE ORIGINAL GRADING OF THE ROADS SHOWN HEREON, ALSO THE RIGHT TO DRAIN SAID PRIVATE ROADS OVER AND ACROSS ANY LOT, LOTS AND/OR TRACTS WHERE WATER MAY TAKE A NATURAL COURSE AFTER THE ORIGINAL GRADING. GRANTED HEREBY IS A WAIVER OF ALL CLAIMS FOR DAMAGES AGAINST ISLAND COUNTY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND WITHIN THE LONG PLAT BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID PRIVATE ROADS.

NON-EXCLUSIVE EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO PUGET SOUND ENERGY COMPANY; TCI CABLEVISION OF WASHINGTON, INC.; WHIDBEY TELEPHONE COMPANY; BAYVIEW BEACH WATER SYSTEM; AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS UNDER AND UPON THE PRIVATE ROADS AS SHOWN HEREON, UNDER AND UPON THE EXTERIOR TEN FEET IN WIDTH PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF ALL LOTS AND TRACTS HEREON, EXCEPT THOSE AREAS ADJOINING SAID FRONTAGE, AND UNDER AND UPON OTHER UTILITY EASEMENTS SHOWN HEREON IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPE AND WIRES WITH NECESSARY FACILITIES AND APPURTENANCES FOR THE PURPOSE OF SERVING THIS DEVELOPMENT AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE AND UTILITY SERVICE TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSES HEREIN STATED.

ADDITIONALLY, A TEN (10) FOOT STRIP OF LAND AS RECORDED UNDER A.F. #92003755 ALONG WITH A FIFTEEN (15) FOOT STRIP OF LAND AS SHOWN ON THE FACE OF THE PLAT ARE HEREBY RESERVED AND GRANTED TO USELESS BAY GOLF & COUNTRY CLUB, INC., AS A PATH FOR GOLF CART, PEDESTRIAN AND DRAINAGE USE ONLY. MAINTENANCE AND LIABILITY OF SAID CART/PEDESTRIAN PATH AND DRAINAGE DITCHES SHALL BE THE RESPONSIBILITY OF USELESS BAY GOLF & COUNTRY CLUB, INC.



HILLS DRIVE LLC
SCALE: N.T.S.
APPROVED BY: LST
DRAWN BY: RBT
F.B. No.
DRAWING No.
DATE: JANUARY 11, 2007
SHEET 3 OF 3



LONG PLAT AND LONG PLAT ALTERATION OF A PORTION OF THE NW 1/4 OF THE NW 1/4 SEC. 18 TWP. 29 N., RNG. 3 E., W.M. Island County Thatcher & Morrison, Inc. Washington
P.O. box 1011 1796 Main Street, Suite 105 Freeland, Washington 98249 360-531-7293 Fax 360-531-7294